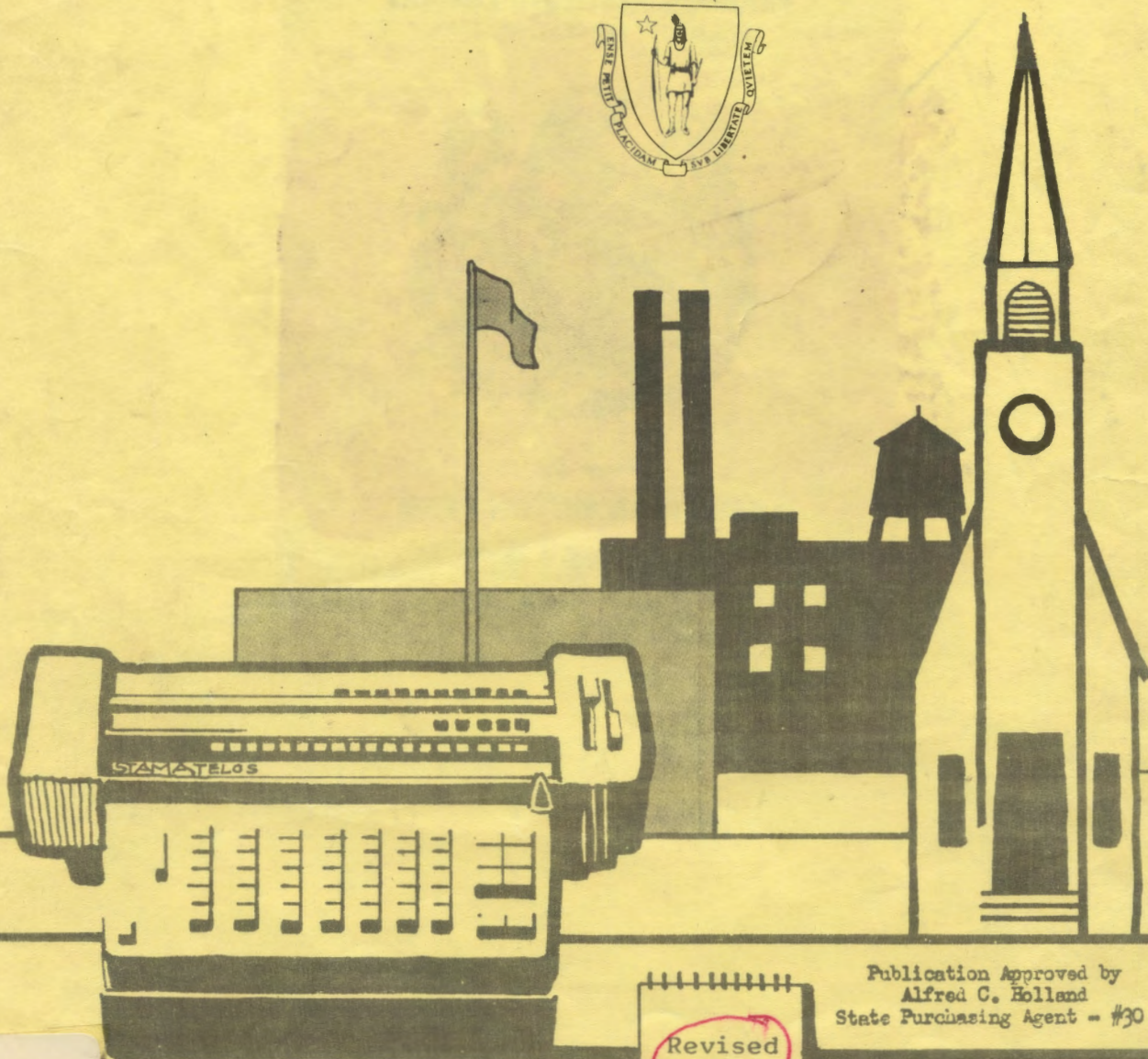


CITY & TOWN

City of Peabody

Massachusetts Department of Commerce and Development

100 Cambridge Street, Boston, Massachusetts 02202



Publication Approved by
Alfred C. Holland
State Purchasing Agent - #30

Revised
Jan.
1970

MONOGRAPH

Ref.
HN
79
M4
A5

PEABODY INSTITUTE LIBRARY
PEABODY, MASSACHUSETTS



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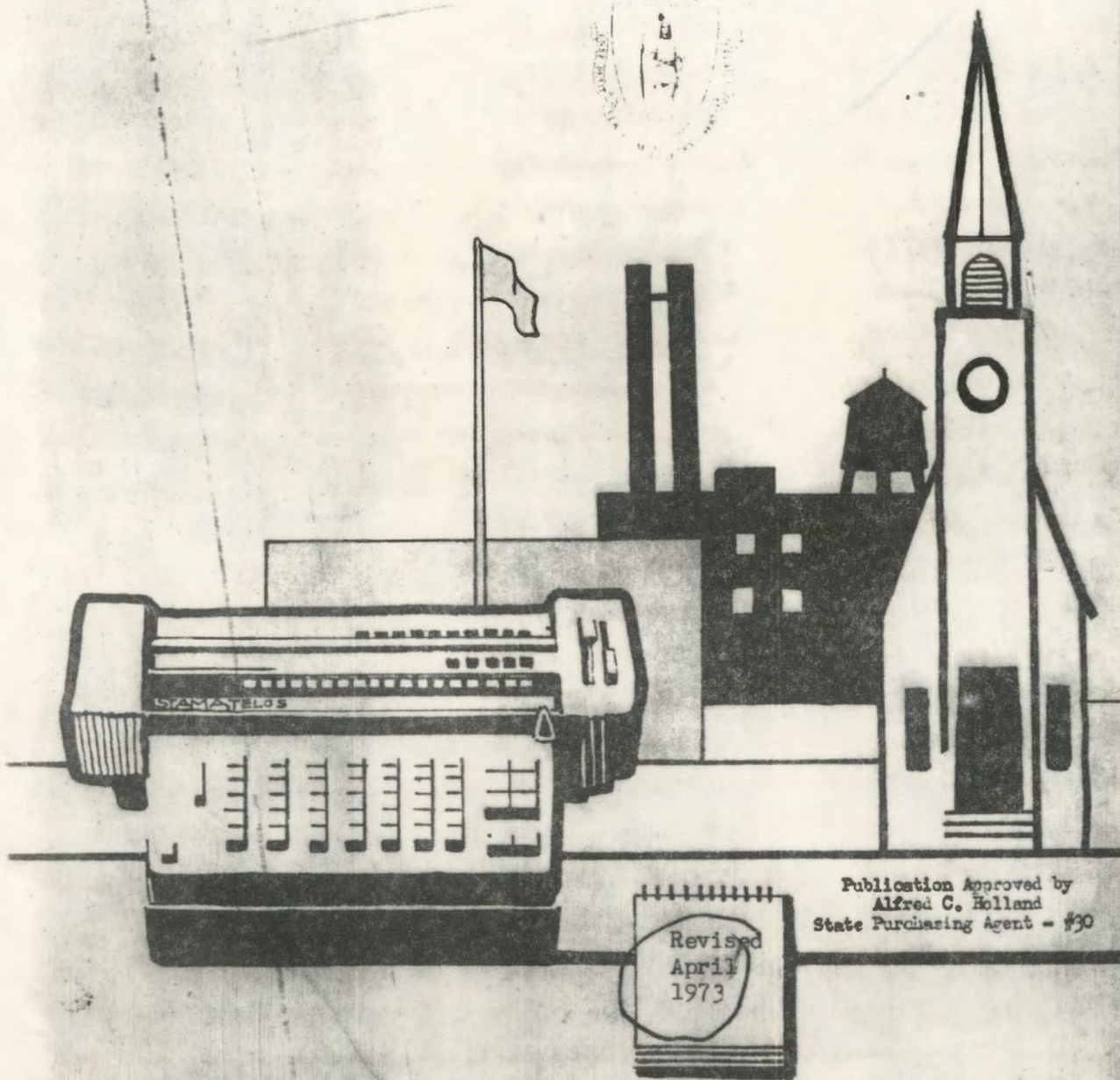
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CITY & TOWN

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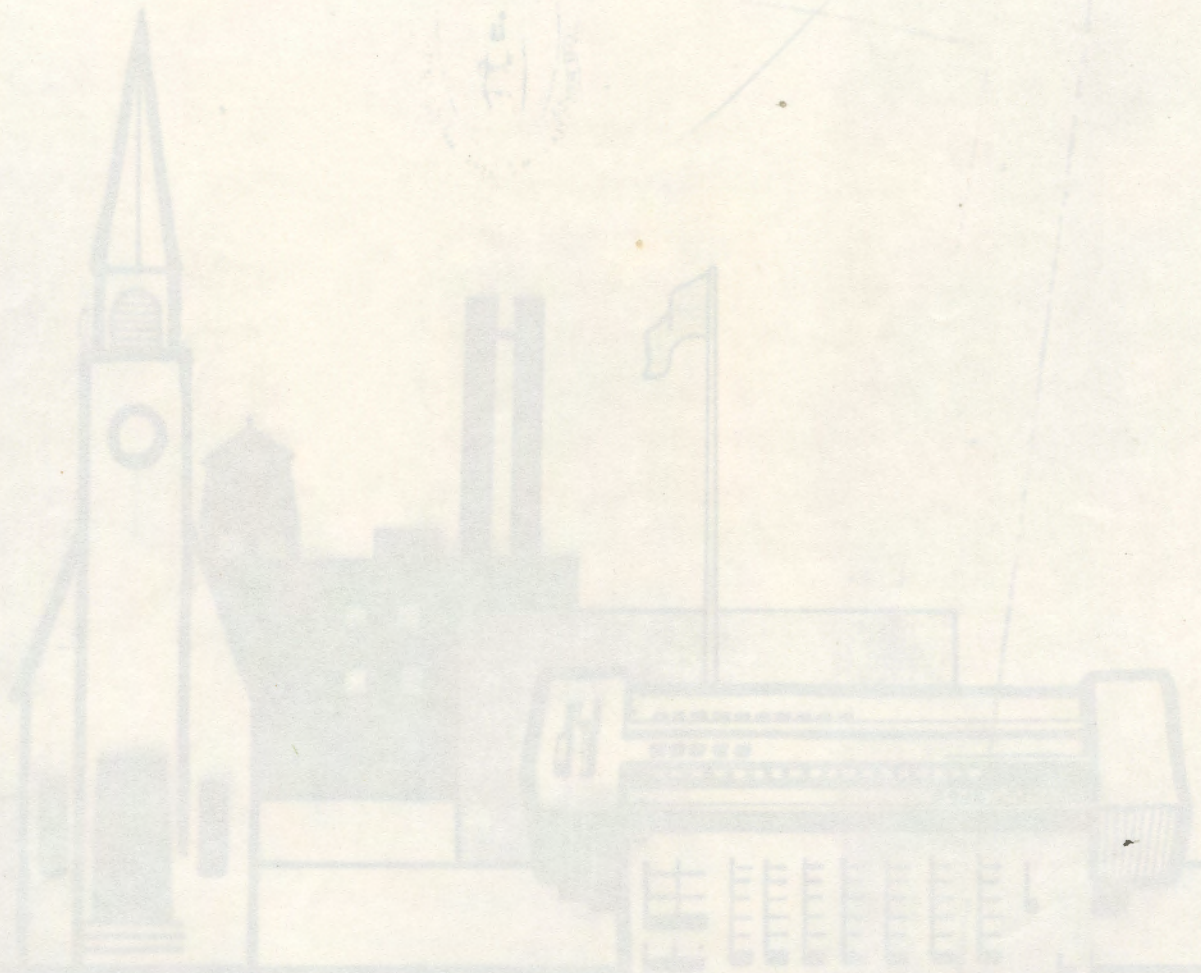
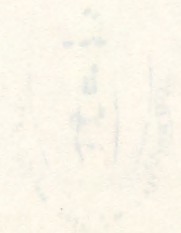
MONOGRAPH

CITY & TOWN

City of Peabody

Massachusetts Department of Commerce and Development

100 Cambridge Street, Boston, Massachusetts 02102



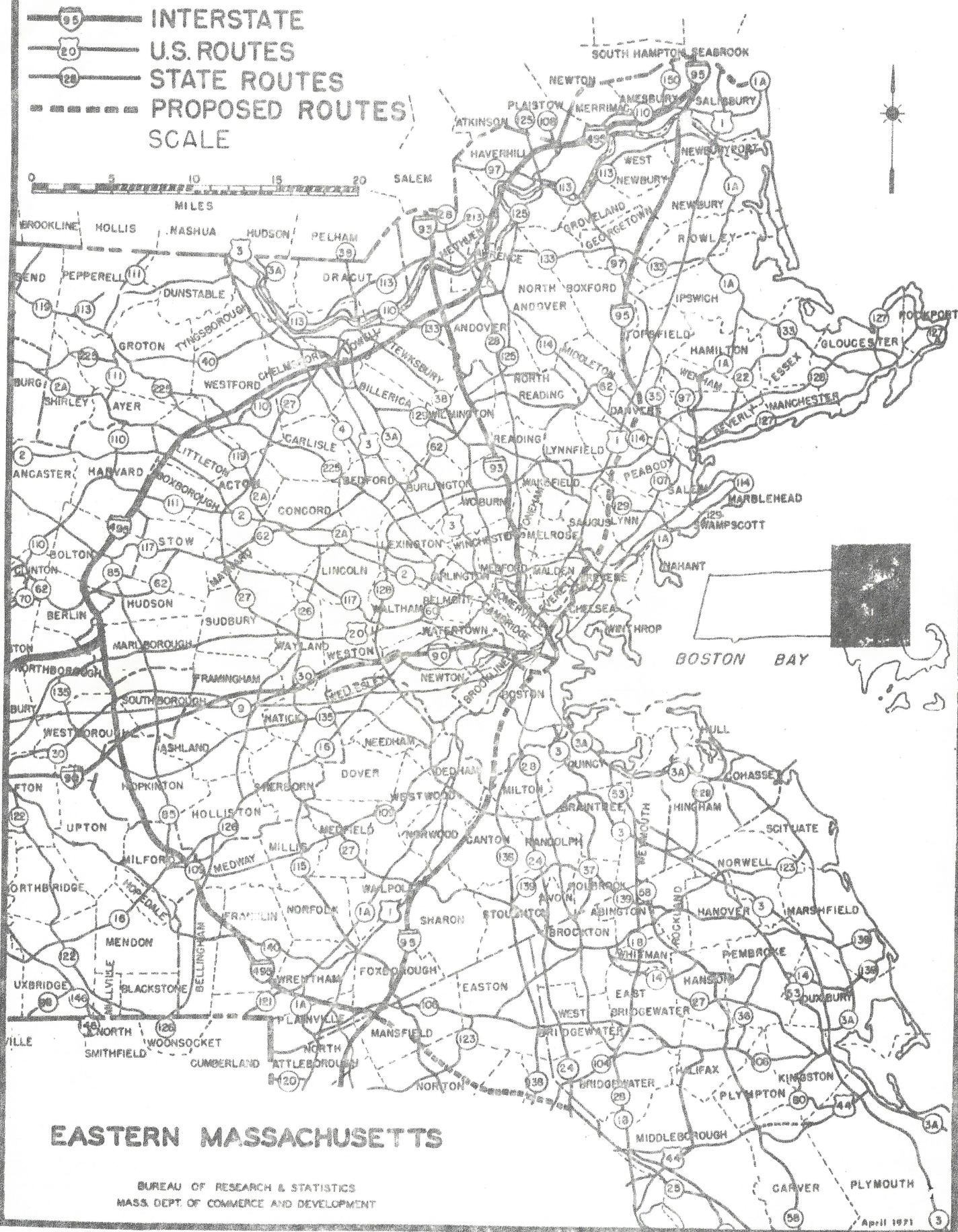
Peabody is a city in Essex County, Massachusetts, United States. It is located on the Merrimack River, about 10 miles north of Boston. The city has a population of approximately 25,000 people.



LEGEND

-  INTERSTATE
-  U.S. ROUTES
-  STATE ROUTES
-  PROPOSED ROUTES

SCALE



EASTERN MASSACHUSETTS

BUREAU OF RESEARCH & STATISTICS
MASS. DEPT. OF COMMERCE AND DEVELOPMENT

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II POPULATION-U.S. CENSUS - 1970

A-1 During the decade 1960 to 1970, the population of Peabody increased by 15,878 or 49.3%. There was an excess of births over deaths of 5,017. During this same decade there was a net out-migration of 10,861.

B-1 NUMBER OF PEOPLE

Year	Number	Ratio to 1930	
		Peabody	Boston M.A.
1920	19,552	91.6%	86.2%
1930	21,345	100.0	100.0
1940	21,711	101.7	101.9
1945	22,303	104.5	106.6
1950	22,645	106.1	111.2
1955	26,682	106.3	111.4
1960	32,202	150.7	119.4
1965	41,781	195.7	119.8
1970	48,080	225.3	126.8

B-2 AGE COMPOSITION

Age	Number	Percent of Total	
		Peabody	Bos. M.A.
Under 5	4,387	9.1%	7.9%
5 - 14	10,571	22.0	18.6
15 - 19	3,892	8.1	9.1
20 - 64	25,308	52.6	53.1
65 & over	3,922	8.2	11.3
Under 18	17,612	36.6	31.9
21 & over	28,692	59.7	29.1
Median Age		28.3	29.1

B-3 RACIAL DATA

	Number	Percent of Total	
		Peabody	Bos. M.A.
White	47,714	99.2%	94.5%
Negro	206	.4	4.6
Other	160	.4	0.9
Foreign Stock	17,455	36.3	35.4
Foreign Born	4,346	9.0	9.9

Of the 17,455 persons of foreign stock 18.3% were from Canada, 10.4% Italy, 10.2% Eire, 10.1% Russia and 7.1% United Kingdom.

B-4 EDUCATION (Persons 25 yrs old & over)

	Percent of Total	
	Peabody	Bos. M.A.
Median No. of School years completed	12.4	12.4
Completing less than 5 grades	5.0%	3.6%
Completing High School	38.4%	36.8%
Completing College	12.1%	15.8%

B-5 OCCUPATION

Of the 32,119 persons 16 years old and over in Peabody 20,493, or 63.8% were in the civilian labor force. Of these 62.7% were males and 37.3% were females.

B-6 POLITICS, PARTY AFFILIATION, 1972

Total Registered Voters	24,520
Registered Democrats	51.5%
Registered Republican	9.3%
Unenrolled Voters	39.2%

B-7 INCOMES OF FAMILIES & Unrelated Individuals

	Peabody	Bos. M.A.
Incomes under \$3,000	4.7%	6.1%
From \$3,000-\$5,999	8.2	10.8
From \$6,000-\$9,999	23.1	23.2
\$10,000-\$14,999	35.9	29.8
\$15,000 & over	28.1	30.1
Median Income	\$11,629	\$11,449
Per Capita Income	\$ 3,392	\$ 3,713

Group	No.	% of Total in	
		Peabody	Bos. M.A.
Prof., Tech. & Kindred	3,579	18.0%	20.0%
Mgrs., Off., & Prop.	1,841	9.3	9.0
Clerical, Etc.	3,455	17.4	22.9
Sales	1,760	8.9	7.7
Craftsmen, Foremen, etc.	2,497	12.6	11.6
Operatives	3,775	19.0	12.8
Pvt. Hshld workers	88	.4	0.7
Service wkrs.	2,233	11.3	11.9
Laborers	605	3.1	3.4

I. GENERAL INFORMATION

- A. 1. City: Peabody
2. County: Essex
3. Location: Northeastern section of Massachusetts, bordered by Lynnfield on the west, Middleton and Danvers on the north, Salem on the east and Lynn on the south. It is 18 miles from Boston, 17 miles from Lawrence, 238 miles from New York City, and 90 miles from Portland, Maine.
4. Population: 1950 22,645
1955 26,682
1960 32,202
1965 41,781
1970 48,080
5. Land Area: 16.45 square miles
6. Density: 1950 1,377 persons per square mile
1955 1,622 persons per square mile
1960 1,958 persons per square mile
1965 2,540 persons per square mile
1970 2,923 persons per square mile
7. Climate: Normal temperature in January - 30.7 degrees F.
Normal temperature in July - 70.3 degrees F.
Normal annual precipitation - 41.28 inches
8. Elevation at City Hall: 50 feet above mean sea level
9. Topographical Characteristics: Hilly, particularly in the northwest section. Soil is somewhat droughty with some wet soil.
10. U.S.G.S. Topographic Plates: Lynn, Reading, Salem
11. Aerial Survey Photos: Aerial survey photos for this municipality are available. For further information contact: Planning Division, Mass. Dept. of Community Affairs, 141 Milk Street, Boston, Mass. 02109.
- B. 1. Established: April 13, 1868
2. Incorporated as a City: May 8, 1916
- C. 1. Type of Gov't: Mayor-Council
2. Special Districts: 6th Massachusetts Congressional District
5th Councillor District
2nd Essex State Senatorial District
5th Essex State Representative District
Boston Standard Metropolitan Statistical Area
Metropolitan Water District

II. POPULATION - STATE CENSUS, 1965

C-1. During the decade of 1955 to 1965, the population of Peabody increased by 15,099 or 56.6%. There was an estimated excess of births over deaths of 4,731. During this same period there was an estimated net in-migration of 10,368 persons.

C-2. AGE COMPOSITION

Age	Male	Female	Total	Percent of Total
Under 5	2,542	2,390	4,932	11.8%
5 - 14	4,335	4,213	8,548	20.5
15 - 19	1,482	1,415	2,897	6.9
20 - 64	10,656	11,119	21,775	52.1
65 & over	1,601	2,028	3,629	8.7

C-3. MALE AND FEMALE POPULATION BY WARDS

Wards	Male	Female	Total	Percent of Total
1	3,468	3,542	7,010	16.8%
2	3,423	3,551	6,974	16.7
3	2,996	3,295	6,291	15.0
4	3,156	3,312	6,468	15.5
5	3,393	3,361	6,754	16.2
6	4,180	4,104	8,284	19.8
Total	20,616	21,165	41,781	100.0%

III. HISTORICAL AND RECREATIONAL ATTRACTIONS

The city has an 18 hole golf course at Salem Country Club and skiing facilities at Page Hill.

For further information on the city contact: Peabody Historical Society, Peabody or Bureau of Vacation/Travel, Mass. Dept. of Commerce and Development, 100 Cambridge Street, Boston, Mass. 02202.

IV HOUSING - U. S. CENSUS, 1970

A-1 Of the 14,418 housing units in Peabody, 14,142 were occupied and 191, or 1.3%, were vacant and available for occupancy. Of the occupied units 71.6% were owner-occupied and 28.4% were rented. Of the Boston Metropolitan Area's 896,273 housing units 50.4% were owner-occupied, 45.5% tenant-occupied and 2.3% were vacant and available for occupancy.

B-1 TYPE OF STRUCTURE

	Number	Percent of Total	
		Peabody	B.M.A.
1 Unit	9,409	65.3 %	43.7%
2 Units	1,725	12.0	18.4
3 & 4 Units	1,291	9.0	16.3
5 or more Units	1,479	10.3	21.4
Mobile Home or Trailer	514	3.4	2.2

B-2 NEW DWELLING UNITS*

Year	Number
1960-1964	3,198
1965-1970	1,380
1971	68

B-3 AGE

Year Built	Units	Percent
1965-March 1970	2,084	14.5 %
1960-1964	2,996	20.8
1950-1959	3,076	21.3
1940-1949	850	5.9
1939 or earlier	5,412	37.5

B-4 PERSONS PER UNIT

Persons	Unit	Percent in	
		Peabody	B.M.A.
1 person	1,838	13.0%	19.9%
2 persons	3,570	25.2	28.2
3 persons	2,449	17.3	16.5
4 persons	2,815	19.9	14.6
5 persons	1,815	12.8	9.9
6 persons	1,655	11.8	10.9
or more			
Median persons per unit	3.2		2.6

B-5 VALUE OF ONE-DWELLING-UNIT-STRUCTURE

	Number	Percent of	
		Peabody	B.M.A.
Under \$10,000	175	2.1 %	2.7 %
\$10,000-\$19,900	2,788	32.3	29.0
\$20,000-\$24,000	2,830	32.8	24.4
\$25,000 or more	2,826	32.8	43.9
Median Value	\$22,400		\$23,800

B-6 MONTHLY RENTS PLUS UTIL. & HEAT

	Percent of	
	Peabody	B.M.A.
Under \$60	15.6 %	3.9%
\$60 to \$79	17.9	8.2
\$80 to \$99	17.5	10.8
\$100 to \$149	23.2	41.9
\$150 & over	25.8	35.2
Median Rent	\$98.00	\$133.00

* From building permits issued

V. ECONOMIC BASE

A. HISTORIC TRENDS

Peabody is known as the "Leather City" of the world. Tanneries were in operation here before the Revolution and by 1855 leather processing was carried on in 27 plants. The industrial section on Main Street was one of the largest leather processing districts in the world. In 1638, glassmaking was started by Ananias Conklin who manufactured coarse lamps and squat, heavy bottles.

B. PRESENT ECONOMY

1. General

In 1971, there were 748 firms reporting to the Massachusetts Division of Employment Security. Employees averaged 11,236 and their annual payroll was \$74,954,815.

2. Manufacturing

Manufacturing is the predominant economic pursuit in Peabody. In 1971, there was an average of 4,727 persons employed by 120 manufacturing firms, with an annual payroll of \$39,889,515. Leather establishments were by far the largest source of jobs, employing over 42.2% of all workers in manufacturing. The Massachusetts Division of Employment Security reported that there was an average of 1996 workers in this industry during 1971 with an annual payroll of \$15,921,648. Second in importance was the chemical and allied products industry with over 14.4% of all manufacturing employees.

3. Trade

In 1971, 58 wholesale firms employed an average of 403 persons and had an annual payroll of \$3,573,399 and there was an average of 3,829 workers in 231 retail firms with an annual payroll of \$15,225,533.

The 1967 U.S. Census of Business reported the following Retail Trade data on Peabody and the State:

V. ECONOMIC BASE (continued)

3. Trade (continued)

Classification of Business	Est.	<u>Peabody</u>		Est.	<u>State</u>	
		Sales (Add 000)	% of Total		Sales (Add 000)	% of Total
Establishments		365			46,849	
Sales		\$108,535,000			\$9,166,844,000	
Per Capita Sales		\$2,598			\$1,731	
Paid Employees in Workweek nearest March 12		3,760			308,553	
Building Matl., Hardware						
Farm Equipment Dealers	7	\$ 1,415	1.3	1,797	\$ 385,715	4.2
General Merchandise Group	16	49,846	45.9	1,913	1,309,348	14.3
Food Stores	56	19,386	17.9	7,228	2,127,904	23.2
Automotive Dealers	14	6,484	6.0	2,359	1,403,454	15.3
Gasoline Service Stations	41	4,909	4.5	4,318	545,326	6.0
Apparel, Accessories Stores	36	9,055	8.3	3,146	568,125	6.2
Furniture, Home Furnishing						
Equipment Stores	14	2,014	1.9	2,750	459,518	5.0
Eating & Drinking Places	68	5,673	5.2	9,078	777,110	8.5
Drug Stores, Proprietary						
Stores	17	1,970	1.8	1,973	294,364	3.2
Misc. Retail Stores	78	7,346	6.8	10,063	1,031,131	11.2
Nonstore Retailers	18	437	0.4	2,224	264,844	2.9

4. Class of Worker

The 1970 U.S. Census of Population, which reported information on the basis of residence rather than place of employment, showed that there were 15,948 private wage and salary workers, 2,734 Government workers, 1,102 self-employed, and 49 unpaid family workers living in Peabody.

XIII UTILITIES

A. ELECTRIC SERVICE

Peabody Municipal Light Department, 70 Endicott Street, Peabody.

B. GAS SERVICE

Gas service at Peabody Center is supplied by the North Shore Gas Co., 205 Washington St., Salem and other areas by the Lynn Gas Company, 90 Exchange St., Lynn.

C. WATER SERVICE

Water service is supplied by the City of Peabody from ground and surface water sources. Below is a summary of the averages of chemical analyses of samples taken in 1971 by the Massachusetts Department of Public Health.

	<u>Milligrams per Liter</u>		
	<u>Gravel packed Well Pine St.</u>	<u>Spring Pond</u>	<u>Suntaug Lake</u>
Turbidity	0	0	8
Color	15	26	35
pH	6.6	6.9	6.8
Alkalinity	54	23	15
Hardness	84	80	29
Iron	0.04	0.06	0.10
Manganese	0.16	0.00	0.00
Ammonia N	0.02	0.06	0.04
Nitrates	0.8	0.4	0.2
Chlorides	39	67	27
Sodium	20	31	15

VI. EMPLOYMENT AND PAYROLLS as reported to the DIVISION OF EMPLOYMENT SECURITY*A. ALL INDUSTRY

Industry	No. of Firms	1971 Annual Payroll	Avg. 1971 Employees	Distribution by Employees
1. Agriculture & Mining	8	1,415,207	105	0.9%
2. Construction	93	5,614,861	553	4.9
3. Manufacturing	120	39,889,515	4,727	42.1
4. Trans., Comm., & Utilities	24	1,231,015	191	1.7
5. Wholesale & Retail Trade	289	18,798,932	4,232	37.7
6. Finance, Ins. & Real Estate	36	2,577,761	332	3.0
7. Service Ind.	178	74,954,815	1,096	9.7

B. MANUFACTURING

Group	No. of Firms	1971 Annual Payroll	Avg. 1971 Employees
1. Ordnance and Accessories			
2. Food & Kindred Prod.			
3. Tobacco Mfg.	1 firm included in Misc. Mfg. Ind.		
4. Textile Mill Prod.			
5. Apparel & other Fin. Goods			
6. Lumber & Wood Prod.	1		
7. Furniture & Fixtures	3	561,364	64
8. Paper & Allied Prod.	4	490,622	77
9. Printing, Publishing & Allied	1 firm included in Misc. Mfg. Ind.		
10. Chemicals & Allied	4	340,492	49
11. Prod. of Petroleum & Coal	14	7,547,275	680
12. Rubber Products			
13. Leather & Leather Prod.	2 firms included in Misc. Mfg. Ind.		
14. Stone, Clay & Glass Prod.	54	15,921,648	1,996
15. Primary Metal Industries	3	527,636	104
16. Fabr. Metal Products	1 firm included in Misc. Mfg. Ind.		
17. Machinery (ex. electrical)	10	2,506,681	327
18. Electrical Machinery	12	3,745,061	358
19. Transportation Equipment	4	444,888	58
20. Prof., Scient. & Controlling Inst. Photo., & Optical Goods - Watches & Clocks	2 firms included in Misc. Mfg. Ind.		
21. Miscellaneous Mfg. Ind.	12	7,803,848	1,014

* The 1971 figures are based on the revised Standard Industrial Classification Code-1957. These figures are not comparable to tabulations of years prior to 1958.

VII MUNICIPAL FINANCE

A-1 Local assessed value is estimated to be at full market value. A revaluation of taxable property was accomplished in 1970. As of January 1, 1972, the net debt was 9.8% of the equalized valuation. A breakdown of the debt shows that: 76.5% was for schools, 10.4% water, 5.3% electric system, 3.9% sewers, 2.0% hospital, 1.2% equipment, and 0.7% funding.

A-2 For the 36 municipalities in Massachusetts with population of 25,000 to 49,999 the per capita tax levy was \$347 in 1972. As of January 1, 1972, per capita net debt for this group was \$289.

A-3 TAX RATE

Year	Amount
1972	\$50.90
1971	44.40
1970	39.60

A-4 TAX LEVY

Year	Amount	Per Capita*
1972	\$16,033,994	\$333
1971	13,599,594	283
1970	12,011,224	250

A-5 ASSESSED VALUATION

Year	Amount	Per Capita*
1972	\$315,009,703	\$6,552
1971	306,297,163	6,371
1970	303,313,738	6,309

A-6 TOTAL NET DEBT Jan. 1

Year	Amount	Per Capita*
1972	\$27,325,000	\$568
1971	16,563,000	344
1970	11,811,000	246

*The per capita figures are based on the 1970 U.S. Census of Population.

VIII EDUCATION

Vocational Training - Peabody Vocational High School. The educational facilities of the Boston S.M.S.A. are within easy reach. The city is a member of the North Shore Vocational Regional School District.

SCHOOL ATTENDING CHILDREN TO GRADE 12

October 1, 1971

Attending Public Schools	10,570
Attending Private Schools	<u>2,090</u>
Total	12,660

TEACHERS IN LOCAL PUBLIC SCHOOLS (1971-72)

PUBLIC - TEACHER RATIO (1970-71)

TEACHERS SALARIES (Bach.-Mast.)-Sept. 1972

Elem. 29.0 Sec. 21.7
(Min.) \$7,647 (Max.) \$13,146

Comprehensive Current Operating Cost per Pupil in Net Average Membership (1971-72) \$897

X ECONOMIC DEVELOPMENT

A. ORGANIZATIONS

Peabody Industrial Development Commission, City Hall, Peabody, 01970.

Peabody Chamber of Commerce, 24 Main Street, Peabody, 01970.

B. LABOR SUPPLY

Current data on labor supply in the Salem employment area of which Peabody is a part, may be obtained from the local office of the Division of Employment Security, 259 Essex Street, Salem, 01970.

C. INDUSTRIAL PARK

Peabody Industrial Center has 100 acres with rail facilities and utilities available. Northway Industrial Estate at junction US 1 & Route 128 has 30 acres with utilities.

D. AVAILABLE BUILDING AND SITES

For specific data contact organizations above or Bureau of Commercial and Industrial Development, Mass. Dept. of Commerce and Development, 100 Cambridge Street, Boston, Mass. 02202. A field representative is available upon request to provide additional services.

XI PLANNING

A. GENERAL

The city of Peabody has a building code, and a planning board which exercises sub-division control powers. A master plan has been completed with the use of local funds and the city is a member of the Metropolitan Area Planning Council.

B. ZONING

The following table shows the number, types of districts, minimum lot area and lot width required in the city's zoning ordinance as amended in 1971.

<u>District</u>	<u>Minimum Lot Area(Sq. Ft.)</u>	<u>Lot Width (ft.)</u>
Residence A-1	25,000	150
Residence A-2	15,000	125
Residence A-3	8,500	85
Residence B, single family	8,500	85
Residence B 2 family or semi-detached	10,000	100
Residence C, Single or 2 family	10,000	100
Residence C, Row House	10,000 plus 3,000 per family	250
Residence C, Apartment	10,000 plus 3,000 per family	125
Residence D, Single Family	15,000	125
Residence D, Garden Apt.	1 acre plus 3,000 per family	250
Business A	*	
Industry A & B	*	

* Residential uses in these districts shall conform to lot area, lot width and yard requirements of Residence C Districts.

IX TRANSPORTATION

A. GENERAL

Peabody has rail and bus facilities within its borders and 2 commercial airports nearby. The public roads and highways in and around Peabody are generally in good condition and meet the requirements of automobile, bus and truck transportation. The city is a member of the Mass. Bay Transportation Authority, a state agency, established to assure adequate mass transportation facilities.

B. RAIL

The Boston and Maine Railroad provides freight service only. Piggy-Back service is available in Boston on the Penn Central and in Cambridge on the Boston and Maine.

C. HIGHWAY

The network of numbered highways serving the city may best be understood by consulting the map accompanying this monograph. The principal highways serving Peabody are U. S. 1 and Route 128, the Golden Semi-circle around Boston.

D. BUS

Greyhound Lines, Inc., Hudson Bus Lines, Lynnfield Community, Inc., Mass. Bay Transportation Authority, and Michaud Bus Lines, Inc., are franchised by the state to serve the city.

E. OTHER

Peabody is approximately 18 miles from the Logan International Airport and the Boston Port facilities which provide intercity and international passenger and freight service. Established truck lines provide local and long-distance competitive service to various points.

Nearby air facilities: Beverly Municipal Airport has 3 runways - 3,500, 4,637 and 5,000 feet. Danvers Airport has a 1,500 foot runway.

ORGANIZATION CHART OF THE CITY OF PEABODY, MASSACHUSETTS 1970

VOTERS OF PEABODY

LEGEND
s - salaried
u - unsalaried

elect

u
Trustees of
The Peabody
Institute
12 members
6 years

u
Electric
Light
Commission
5 members
6 years

s
Mayor
2 years

s
School
Personnel

u
School
Committee
7 members
chmn. - Mayor
2 & 4 years

Mayor appoints

s
City
Solicitor
part-time
2 assist.

s
Police
Chief

s
Fire
Chief

s
City
Council
5 at-large
6 ward
2 years

appoints

s
City
Clerk
3 years

s
School
Superintendent

elects

Mayor appoints and Council confirms

s
Board of
Assessors
3 members

s
Licensing
Board
3 members

s
City
Auditor

s
Purchasing
Agent

s
Building
Inspector

s
Ombudsman

s
Plumbing
Inspector

s
City
Collector

s
City
Treasurer

s
Coordinator
Workable
Program
part-time

s
Director
Planning
Dept.

s
City
Engineer
Engineering
Dept.

s
Personnel
Board
5 members

s
Sealer
of
Weights

s
Inspector
of
Wires

s
Commissioner
of
Public Works

s
Board of
Registrars
3 members
+ city clk.

s
Board of
Health
3 members

s
Director
Veteran
Services

u
Appeals
Board
3 members

u
Council
of
Aging

u
Park
Commission
5 members

u
Citizens
Advisory
Committee

u
Planning
Board
9 members

u
Housing
Authority
5 members/5 yrs.
4 appointed by
the Mayor

u
Peabody
Redevelopment
Authority
5 memb./5 yrs.
4 mayor/app'ts.

u
J.B. Thomas
Hospital
Trustees
15 members

u
Environmental
Commission

u
Conservation
Commission
7 members
3 years

u
School Building
Advisory
Commission
10 members

— Prepared for Workable Program for
the City of Peabody as required
by HUD —

